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"For Sales In The Dales"
01969 622936

Crows Nest, Hawes



- Charming Character Cottage
- Dales Market Town Location
- Recently Modernised
- Open Plan Living Space with Stove
- Double Bedroom
- Modern Shower Room
- South Facing Balcony Garden
- Pleasant Views
- No Forward Chain
- Ideal Dales Bolt Hole, Starter Home Or Investment Property

Offers Around £155,000



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Crows Nest, Hawes

DESCRIPTION

Crows Nest is a charming Dales Cottage set in the Upper Wensleydale market town of Hawes. Nestled in the background in a quiet yet central location this cottage boasts a wealth of original character features including flag stone floors and ceiling beams.

Hawes is Market Town in Upper Wensleydale within the Yorkshire Dales National Park, with a good range of shops, restaurants, tearooms & pubs. There is an active community with primary school, Church and good Market Hall. There is still a weekly outdoor market, making it a popular destination for tourists and locals alike. There are great walks and wonderful views all around.

This cottage has an open plan living space on the ground floor with stone fireplace housing a wood burning stove and a solid oak fitted kitchen with modern fixtures and fittings. Upstairs is a master double bedroom and a house bathroom.

The property benefits from double glazing and electric heating.

Outside is a small low maintenance, South facing patio with a pleasant outlook over open fields.

The cottage is currently running as a very successful holiday let through Ingrid Flutes Yorkshire Cottages, achieving a gross income of approximately £9000 per annum. Crows Nest is an ideal Dales bolt hole, investment property of starter home. Viewing is essential.

GROUND FLOOR

This property is approached by a flight of 6 steps, from the rear yard.

FIRST FLOOR

LIVING ROOM 14' 3" x 13' 3" (4.34m x 4.04m) Spacious character room. Stone flag flooring. Beam & boarded ceiling. Feature fireplace with wood burning stove. Shelves alcove. Recently fitted kitchen with solid wood work surface. Stainless steel circular sink & drainer. Stainless steel extractor hood. Electric cooker. Plumbing for washing machine. Electric heater. Three double glazed window to side and rear with views to open fields. Front door.

SECOND FLOOR

LANDING Fitted carpet. Staircase. Exposed stone wall with niche.

BEDROOM 12' 10" x 11' 3" (3.91m x 3.43m) Character double bedroom. Fitted carpet. Loft access. Electric heater. Cast iron fireplace. Built in wardrobe. Double glazed window to rear with pleasant outlook.

Crows Nest, Hawes

BATHROOM Recently fitted bathroom. Fully tiled. Ceiling spotlights. Large walk in shower cubical. WC. Wash hand basin. Electric heater. Shaver point. Double glazed window to side.

OUTSIDE

PATIO 18' 0" x 6' 0" (5.49m x 1.83m) Low maintenance south facing patio garden with pleasant views.

STONE STORES Two dry log & fuel stores beneath the patio area.

Crows Nest, Hawes

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	. Band should be confirmed by the Purchaser prior to purchase.
Tenure	Leasehold.

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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ON THE MARKET

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J. R. HOPPER & Co.

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ENERGY PERFORMANCE CERTIFICATE

Property: Crows Nest, Town Foot, Hawes, North Yorkshire, DL8 3NH

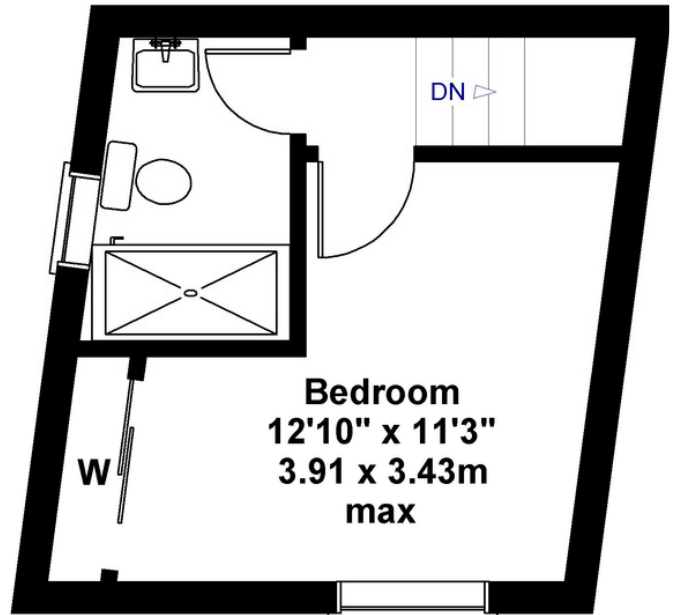
Energy Efficiency Rating Current 29 Environmental Impact Rating Current 29

Crows Nest, Hawes

Crows Nest Hawes



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

Crows Nest, Hawes

